

Summer Oaks Condo Association

Board of Directors Meeting

April 14, 2019

In attendance were President Tracey Gannon, Russ Krella, Geary Foltman, Silas Zirn, Stan Celner and Jeff Jump. Also present was property manager Andi Simmons.

- I. **Call to Order** – by Tracey Gannon
- II. **Secretary's Report** – McCumber presented the printed minutes. The board discussed a few corrections. Motion to approve by Celner as amended, second by Krella. Motion passed.
- III. **President's Report** – Tracey discussed the water problems at the grey units. There was discussion that there needs to be a review. Tracey has been talking to the rules committee and they'll meet in the next month. She discussed the insurance increased and has concerns that building 3 is underinsured. Andi will talk to Stan at Baer Insurance.
- IV. **Vice President's Report** – Geary came up around March 17th because their unit was flooded because the drain pipes froze. There was discussion about unit 1 flooding and Unit 25 flooding as well. His
- V. **Treasurer's Report** – There was discussion regarding Zirn/Celner
- VI. **Building & Grounds**
 - A. Landscaper search – Alan Moll met with Russ & Geary. It would be \$575/week which \$15,525; \$2000 for spring cleanup, \$3250; for a 20,775, which does not include weed and feed which is \$2,700. Extra projects will be \$40/hour. There is an area someone clear-cut that needs to be repaired before Sauk County fines the association for violating the shoreland ordinance. Alan will not be here for cleanup day on May 25th.
 - B. Special Assessment Projects; Unit 57 project will get started first; We reviewed the bid for the grays which will come to \$245,629. The contractor will decide whether he starts on building 8 or 9 first and that will depend on how many people get their decks and enclosures are cleared. Russ discussed the need to change the lights because the fixture gets hit by the entrance doors. They are looking at the decks on the back of the building and will have a plan for the replacement of the enclosed decks which will be paid by the owners. There is no plan for the railings. The materials for the spindles were \$20,000. All of the projects were originally budgeted at \$297,500, but the bids are coming in at \$331,500. There was discussion about how the rules on deck maintenance conflict with the by-laws. The bid for the bridge/retaining wall behind building 1 does not include landscaping.
 - C. Project list review. Russ, Geary and Ron from Raven are going to look at the skylight above unit 10; Ron repaired the siding on Building 9 that blew off during the last storm. Unit 73 is selling and they will be making repairs to some spindles and Russ is going to make the repairs today.
- VII. **Property Manager Report**

Andi reported that trash has become an issue with some construction problems. The owner advertising a VRBO has said she will remove her ads. The tank cleaning was completed. TDS is looking to schedule connecting fiber cable.

VIII. New Business

- A. Rule Changes – Homeowners are required to have a U.L. fire extinguisher if they are cooking on a grill. A motion to adopt the fire extinguisher rule was motioned by Geary, 2nd by Silas. Motion passed. Tracey recommended regarding proposed rules that require portable fire pits at least 20 feet from the building and put away within 24 hours. Jeff/Silas approved. There was a motion to move rules #30 to #20.D and remove the language regarding vacation rentals. Silas/Stan approved. Tracey recommended that we should require that pet owners to have insurance; there was some discussion about what insurance is required. There was no other action. Deano said he will finish the piers this year. The board discussed projects for the May 25th cleanup day. McCumber asked the newsletter to include the town's spring cleanup day on May 18th for stuff that should not be placed in our dumpsters. The board then discussed various options for the shortfall of the annual budget.

Next meeting June 30th.

Adjournment